



ONE

LEEDS CITY OFFICE PARK

AVAILABILITY FROM 8,691 SQ FT TO 36,455 SQ FT

**HIGHLY EFFICIENT GRADE A OFFICE BUILDING
PROVIDING ONE OF THE LARGEST FLOOR PLATES IN LEEDS**

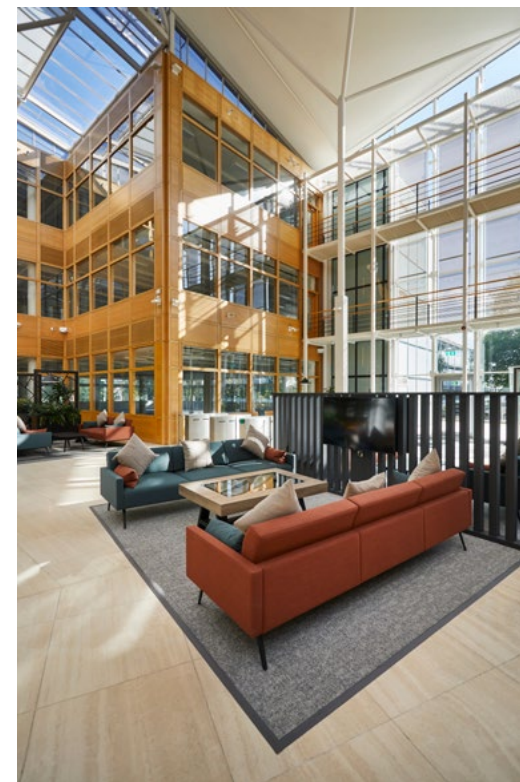
A wide-angle photograph of a modern, multi-story building with a glass facade, partially obscured by trees. In the foreground, there is a large, paved parking lot with several trees and modern light poles. The sky is blue with some clouds.

ROOM TO GROW

SET IN A MATURE LANDSCAPED & SECURE ENVIRONMENT.
ALL THE BENEFITS OF A CITY CENTRE LOCATION WITH
183 CAR PARKING SPACES REFLECTING AN UNRIVALLED
CITY CENTRE RATIO OF 1:331 SQ FT.



MAKE AN IMPRESSION



ONE LEEDS CITY OFFICE PARK PROVIDES CONTEMPORARY OFFICE ACCOMMODATION ARRANGED OVER THREE FLOORS WITH A FULL HEIGHT ATRIUM. IDEAL FOR INFORMAL MEETINGS, ADDITIONAL BREAKOUT AND SPACE FOR COLLABORATION.

A HIGHLY SPECIFIED MODERN OFFICE BUILDING WITH FULLY GLAZED ELEVATIONS PROVIDING LIGHT, OPEN PLAN OFFICE SPACE.





THE HEADROW

CITY SQUARE

TRINITY

HARVEY NICHOLS

CORN EXCHANGE

VICTORIA GATE

LEEDS CITY BUS STATION

LEEDS STATION

KPMG

MALMAISON

8 MINS WALK

ASDA HOUSE

8 MINS WALK

AIRE PARK

CLAYTON HOTEL

ONE
LEEDS CITY OFFICE PARK

A653

3 MINS WALK

GRANARY WHARF

- 8 MINS WALK**
- Edo Sushi
 - La Casita
 - Archies
 - The Lock
 - The Hop
 - Livin Italy
 - Out of the Woods
 - Sky Lounge
 - Fazenda
 - Double Tree by Hilton
 - Pastille
 - Leeds Water Taxi

BRIDGEWATER PLACE

- 5 MINS WALK**
- Tesco
 - Starbucks
 - Panini Shack
 - Philpotts

CROWN POINT
RETAIL PARK

- 3 MINS WALK**
- Tk Maxx
 - Superdrug
 - M&S Foodhall
 - Nike
 - Asda Living
 - Next
 - Specsavers
 - Currys
 - Dreams
 - Sports Direct
 - And others...

BREWERY WHARF

- 5 MINS WALK**
- Sainsbury's
 - 212 Cafe & Bar
 - Cafe Yum Yum
 - Ciao Bella
 - Jury's Inn
 - The Adelphi
 - Classic Cleaners
 - Cha Lounge

THE WHOLE CITY
ON YOUR DOORSTEP

THE HEART OF THE SOUTHBANK

SOUTHBANK IS HOME TO ONE OF EUROPE'S BIGGEST REGENERATION PROGRAMMES, AIMING TO DOUBLE THE SIZE OF LEEDS CITY CENTRE BY TRANSFORMING THE EX-INDUSTRIAL AREA SOUTH OF THE RIVER AIRE. THIS 253-HECTARE SPACE IS THE SIZE OF 350 FOOTBALL PITCHES AND WILL BE TRANSFORMED INTO A 'GLOBALLY DISTINCTIVE' DESTINATION FOR LIVING, LEARNING, CREATIVITY, LEISURE AND INVESTMENT.



BREWERY WHARF



BRIDGEWATER PLACE



GRANARY WHARF



CROWN POINT RETAIL PARK



BRIDGEWATER PLACE



**GREAT AMENITY
ON YOUR
DOORSTEP**

CROWN POINT RETAIL PARK

THE BUILDING BENEFITS FROM EASY ACCESS TO A VARIETY OF SHOPS PROVIDING A RANGE OF RETAIL, FOOD & BEVERAGE AND LEISURE AMENITY, ALL WITHIN AN 8 MINUTE WALK.



ONE GREEN BUILDING



SHOWER & LOCKER ROOM



RAISED
ACCESS FLOOR



BRISE SOLEIL



AUTOMATIC SOLAR
CONTROLLED BLINDS
IN THE ATRIUM



CHILLED CEILING
AIR CONDITIONING



FLOOR TO
CEILING HEIGHT
2.8M



METAL TILE
SUSPENDED
CEILING



LED
LIGHTING



183 SECURE
PARKING SPACES



OCCUPATIONAL
DENSITY
1-8SQM



CYCLE STORAGE



STRUCTURAL
GRID 7.5M



2X13 PERSON
GLAZED
PASSENGER LIFT



EPC RATING
OF C66



SHOWERS



BREEAM
GOOD



ACCESS
CONTROLLED SPEED
GATES



A FUTURE-PROOFED BUILDING FULL OF GREEN TECHNOLOGIES!



**ALL THE BENEFITS OF OUT
OF TOWN... IN TOWN**

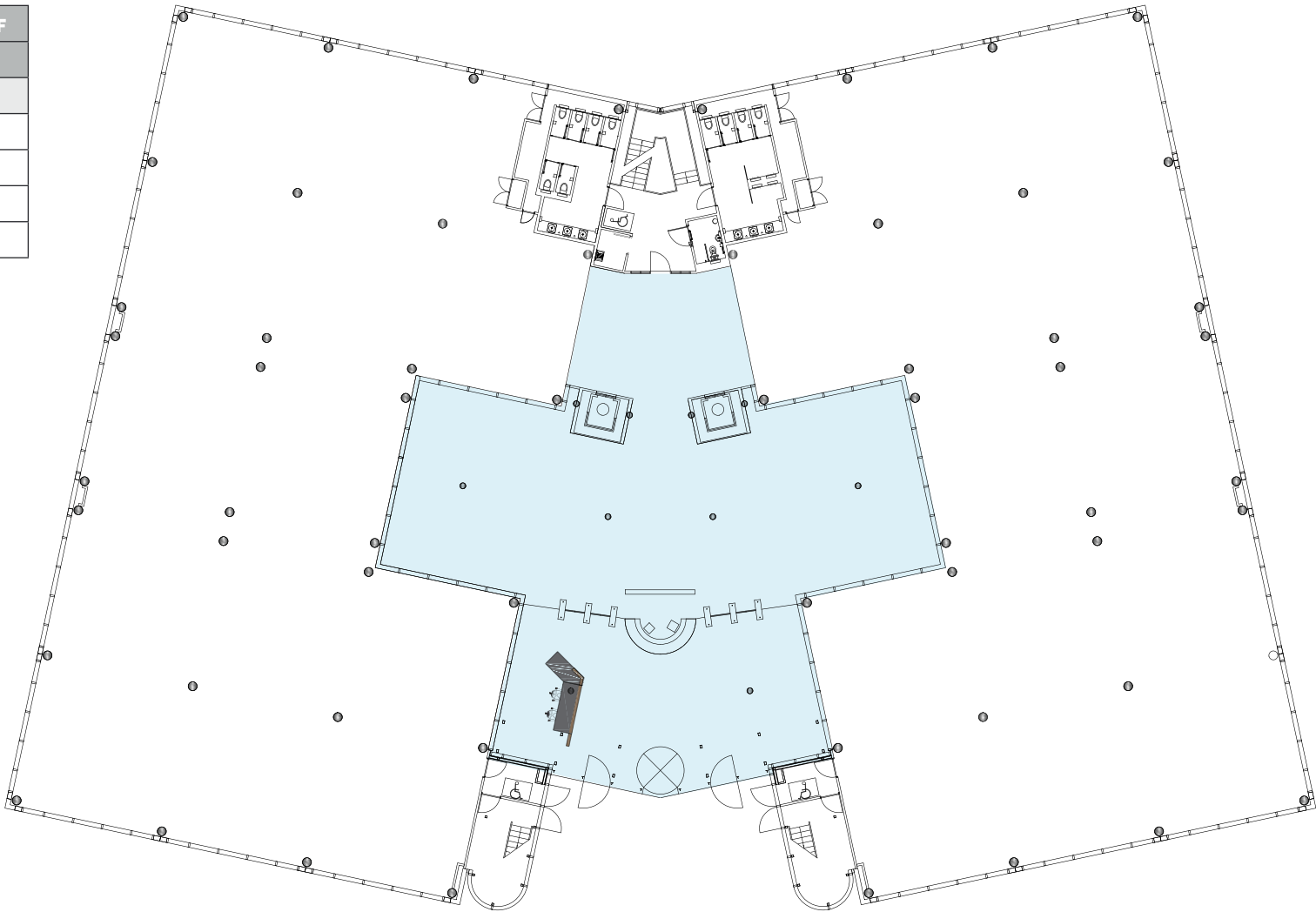
TYPICAL UPPER FLOOR

HIGHLY FLEXIBLE WORKSPACE

WHOLE & HALF FLOORS AVAILABLE FROM 8,691 SQ FT

The available space provides the following Net Internal Areas:

| | WHOLE | HALF | WHOLE | HALF |
|--------|-------------|-------|-------------|------|
| FLOOR | SQ FT | | SQ M | |
| GROUND | 17,944 | 8,691 | 1,667 | 807 |
| FIRST | 18,511 | 8,975 | 1,720 | 834 |
| SECOND | Under Offer | | Under Offer | |
| THIRD | Under Offer | | Under Offer | |
| TOTAL | 36,455 | | 3,387 | |



GROUND FLOOR - 17,944 SQ FT (1,667 SQ M)

HIGHLY EFFICIENT WORKSPACE

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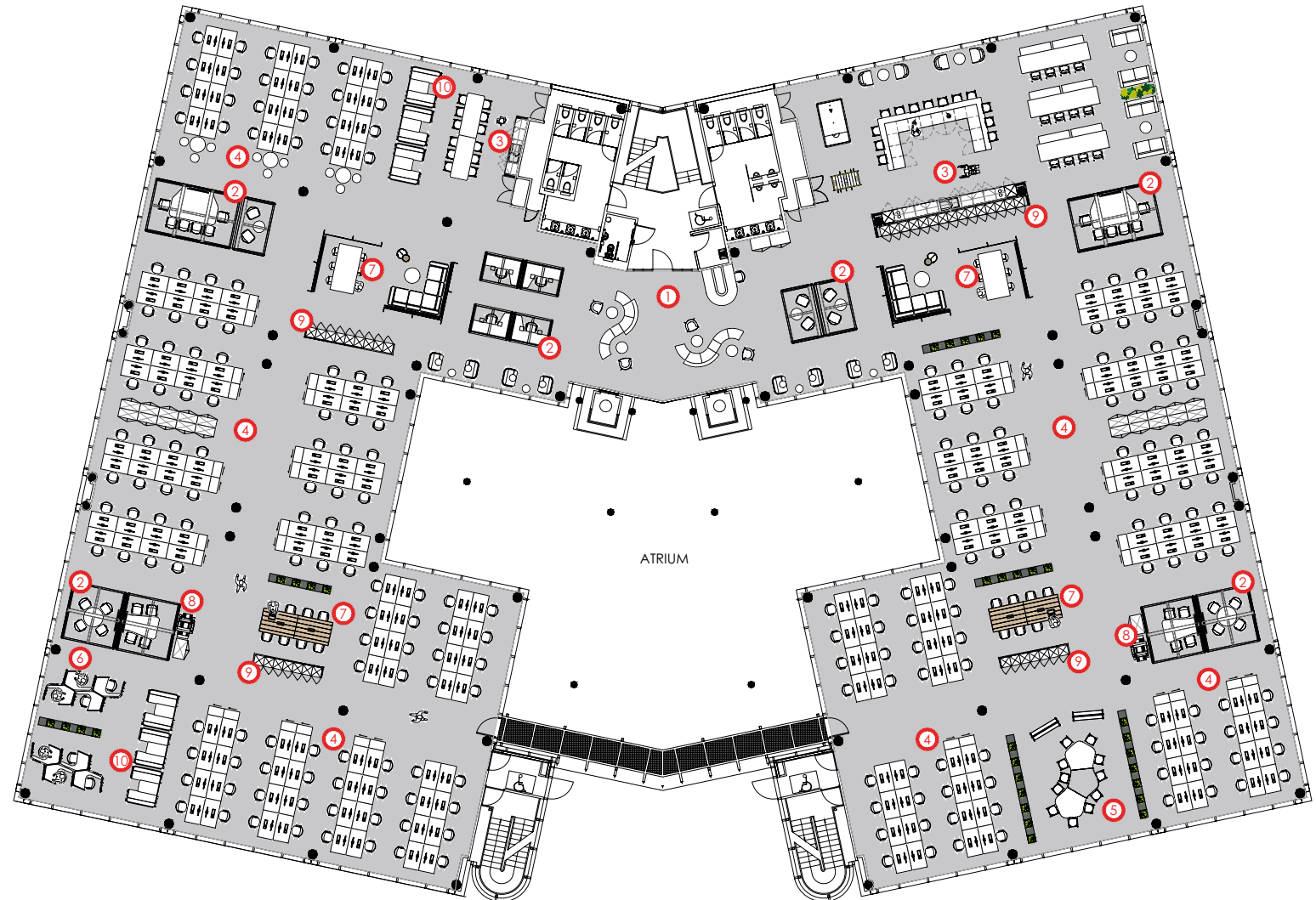
**EACH FLOOR PROVIDES MODERN OPEN PLAN OFFICE SPACE WHICH
CAN SATISFY A FULL RANGE OF OCCUPIER REQUIREMENTS**

1 PERSON:8 SQ M DENSITY

INDICATIVE LAYOUT FOR 220 EMPLOYEES

1. WELCOME/WAITING AREA x20 seats
2. MEETING PODS x13no various sizes
3. BREAKOUT/TEAPOINTS x 60 seats
4. OPEN PLAN DESKS x220 seats
5. WORKSHOP SPACE x11 seats
6. QUIET WORKING AREA x 8 seats
7. TOUCH DOWN SPACE x38 seats
8. PRINT POINT x2
9. LOCKERS x152no
10. HIGH BACK MEETING BOOTHS x24 seats

The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.



SPACE PLANNING TYPICAL FLOOR - 1 PERSON:8 SQ M DENSITY

LEASE TERMS

THE PROPERTY IS CURRENTLY AVAILABLE TO LET ON A NEW LEASE DIRECT FROM THE LANDLORD.

VAT

THE PROPERTY IS ELECTED FOR VAT.

FURTHER INFORMATION

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT...



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[CLICK HERE TO VIEW THE 3D INTERACTIVE SPACE](#)

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